

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
OCT 5 1 03 PM '81
DONNIE S. TANKERSLEY
CLERK

WHEREAS, Ronald R. Dyar and Emice S. Dyar

(hereinafter referred to as Mortgagor) is well and truly indebted unto F.E. Penland and Adith Penland

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Thousand and no/100 -----

Dollars (\$2,000.00) due and payable

in twelve equal monthly installments beginning one month from the date hereof in the sum of \$183.34 which includes interest.

with interest thereon from even date at the rate of 10% per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and having, according to plat of property of Ronald R. Dyar, by Webb Surveying and Mapping Co., dated September 1981, to be recorded herewith, the following metes and bounds, to-wit:

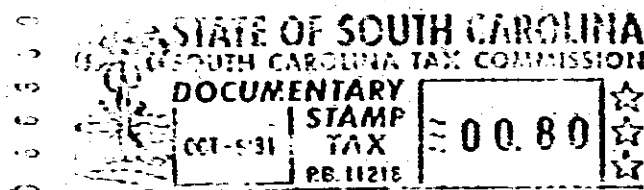
BEGINNING at an i.p.s. at joint corner of property of grantors and grantees herein, which i.p.s. is 296 feet from an i.p. and stone across S.C. Highway 186 and running N. 61-30 W. 62 feet to an i.p.o.; thence, with line of property of grantees N. 2-15 W. 314 feet to an i.p.o.; thence, S. 61-30 E. 194.14 feet to an i.p.s. thence, S. 22-29 W. 271.34 feet to the point of beginning and containing .79 acres.

This being the same property conveyed to the mortgagors by deed of the mortgagees herein of even date, to be recorded simultaneously herewith in the RMC of Greenville County.

The mortgagor's address is Rt. 2, Box 425 Shipman Road, Marietta, SC 29661

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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